



TENNESSEE

REAL ESTATE APPRAISER REPORT

REAL ESTATE APPRAISER COMMISSION

TENNESSEE DEPARTMENT OF COMMERCE AND INSURANCE

Chairman's Report

By Paul Sampson



It has been a rewarding and educational experience to serve as your chairman in 1998-99. We currently have an excellent commission in place that is constantly striving to improve service to licensees. All commissioners have worked diligently on their respective committees and should be commended for their dedication. Many thanks to our hard working staff and legal counsel.

Congratulations to our incoming Chairman, William J. Blackburn, and the incoming Vice Chairman, Gary Standifer.

Many changes have taken place over the past year including a new set of standards effective 3-31-99. Year 2000 is upon us and care should be taken by all appraisers to ensure compliance with Y2-K requirements.

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Don't overlook the 5-year standards requirement and the new continuing education requirements.

The commission would like to improve communications and have more input from licensees and trainees. 1998 meetings were rotated to include Pigeon Forge and Chattanooga for improved accessibility to the commission. We are currently working on a web page and a speakers bureau to present periodic updates. Subcommittees are studying trainee supervision and methods to monitor education offerings to ensure quality instruction to trainees and licensees.

Please send your comments and recommendations to Director Sandy Moore or to your local commissioner. If you would like to speak directly to the commission, contact Sandy and time will be reserved for you at the next available meeting.

Working together with you will result in an improved commission and appraisal profession. We welcome your participation.

Thanks to everyone for your help and support over the past year.

1999 USPAP Changes Effective March 31

By Gary Standifer

The 1999 Uniform Standards of Professional Appraisal Practice (USPAP) became effective March 31, 1999. During 1998, the Appraisal

Standards Board (ASB) of the Appraisal Foundation asked for public comment on two exposure drafts for proposed revisions to the USPAP. The Appraisal Foundation has indicated that ASB received more than 1,500 written comments. The ASB heard public testimonials at meetings throughout the country as well.

After receiving public comment, the ASB adopted substantial sections of the second exposure draft which were incorporated into the 1999 edition of USPAP. The 1999 USPAP follows the format and structure of the 1998 USPAP.

There has been significant inquiry concerning the new requirements as related to the certificate page under Standard Rule 2-3. Please familiarize yourself with the new certificate page. The following is an article by Mr. Tom Liebermann, 1998 Appraisal Standards Board Chair. This article goes over some of the key changes in the 1999 USPAP.

Key features of the 1999 USPAP

Format: The Table of Contents no longer has an "Introduction" section.

Terminology: Language changes have been made throughout the document for clarification purposes. Examples include, but are not limited, to the following:

- the term "Provision" has been changed to "Rule;"
- the use of the term "estimate for opinion" has been changed to "opinion;"
- the phrase "specific guideline"

has been changed to "specific requirement;"

- and the term "consider" has been replaced with more specific language to identify the action required by Standards Rule.

Ethics Rule: The Conduct section has been changed to clarify the fundamental obligations of professional practice. The obligations associated with the use of hypothetical conditions have been moved to the development and reporting sections of the Standards Rule.

Changes to the Management section clarify issues relating to contingent compensation. State enforcement agencies have been added to the list of parties included in the Confidentiality section. Additional text has been added to clarify the contents of the workfile discussed in the Record Keeping section.

Departure Rule: Additional comments have been provided to address scope of work decisions. When a specific requirement is "applicable," "necessary" is defined to better describe the minimum level of due diligence.

Definitions: New definitions have been added. New terms include *assignment*, *assumption*, *bias*, *confidential information*, *extra assumption*, *hypothetical condition*, *scope of work*, *specific requirements*, *supplemental standards* and *workfile*.

Standard 1: Changes have been made to clarify the rules and requirements for real property appraisal development. The phrase "Real Property Appraisal Development" has been added to the title of this Standard. The heading of each Standards Rule now contains explicit language as to whether the Rule contains binding or specific requirements.

Standards Rule 1-2 has been changed to incorporate the requirements of Statement 9. Standard Rule 1-2 no longer permits departure.

Additional language has been provided to address the purpose of the assignment, scope of work, extraordinary assumptions and hypothetical conditions. It is important for all real estate appraisers to read the changes to this Rule and to the Standard.

Standard 2: The phrase "Real Property Appraisal, Reporting" has been added as the title of this Standard. The heading of each Standards Rule identifies whether the Rule contains binding or specific requirements. The name of the restricted report has been changed to "Restricted Use Report."

Commentary has been added to clarify the conditions for using the different reporting options. Revisions have been made to the certification in Standards Rule 2-3. These revisions will require real estate appraisers to modify the language in their current certifications.

Standard 3: The phrase "Real Property Appraisal Review, Development and Reporting" has been added as the title of this Standard. The heading of each Standards Rule identifies whether the rule contains binding or specific requirements, additions, clarifications and administrative edits to keep them consistent with other changes in the document.

Standards 4 through 10: These Standards have not been changed except for clarifications and administrative edits to keep them consistent with other changes in the document.

Statement 7: Changes were made here to reflect the changes made in the Departure Rule.

Note: Administrative edits were made to all sections of this document for consistency purposes.

(Information provided by Tim Liebermann, SRPA, 1998 Appraisal Standards Board Chair, courtesy The Appraisal Foundation News.)

USPAP Q & A

February 1999

Question #1

Can an appraiser prepare a retrospective appraisal, with an effective date of value as of five years ago, if that appraiser wasn't even an appraiser five years ago?

Answer

The appraiser must comply with the Competency Provision at the time the appraiser *develops* the appraisal, regardless of the effective date of value. If the appraiser is to develop a retrospective (or prospective) value opinion, the appraiser must be able--at the time he or she is performing the assignment--to deal with the nuances of such an assignment (e.g., to research data associated the retrospective or prospective date and to analyze the data in light of market conditions as of that date.) It is not necessary for the appraiser to be, or to have been, a competent appraiser as of the effective date of value.

An appraiser could develop a retrospective appraisal with an effective date of value that is prior to the appraiser's own date of birth. Likewise, an appraiser could develop a prospective appraisal with an effective date of value that occurs after the date of his or her own death. These would be legitimate assignments that could be completed according to USPAP. Yet certainly in such cases the appraiser could not be considered to be a competent appraiser as of those effective dates of value.

Question #2

Does Standard 3 apply to business valuation or personal property appraisal reports?

Answer

Standard 3 of USPAP applies only to the review of real property appraisals. It does not apply to the review of business valuation or personal property appraisal reports.

Question #3

I've been asked to "reassign" an appraisal performed for a mortgage lender to another mortgage lender. How do I respond to this request?

Answer

This question is addressed in Advisory Opinion A0-10, *The Appraiser-Client Relationship*, in which it states: "*The appraiser has a personal obligation and a professional responsibility to avoid any action that could be considered misleading and to protect the confidential nature of the appraiser-client relationship. Simply changing the title page or transmittal letter of an appraisal report without full disclosure of the original appraiser-client relationship is misleading.*"

When a party other than the client requests an appraisal report that identifies that party as the client, a subsequent appraiser-client relationship is being established; a second assignment is begun. The appraiser must protect the confidential nature of his/her relationship with the first client, in accordance with the Confidentiality section of the Ethics Rule.

You should treat the request for a *reassignment* as a request for a *new* assignment. You should obtain permission (preferably in writing) from the first client to proceed, and it must be understood by all parties that a second assignment with a different appraiser-client relationship is being established.

Question #4

A client asked me not to perform a cost approach in an appraisal assignment, but he doesn't want me to provide a Limited Appraisal either. I have determined that the cost approach is relevant. Can I perform the cost approach and give it consideration in the reconciliation, but not include it in the report (which is a Summary Appraisal Report)?

Answer

If you have determined that the cost approach is *applicable* in this assignment though *not necessary* in order to result in opinions or conclusions that are credible, then the

appraisal would be a Limited Appraisal if you omit the cost approach. To provide the client with a Limited Appraisal but allow him to believe that it is *not* a Limited Appraisal would be fraudulent and misleading--and clearly in violation of the Ethics Rule.

Further, Standards 2-2(b)(ix) says the appraiser must, in a Summary Appraisal Report, "summarize the information analyzed, the appraisal procedures followed, and the reasoning that supports the analyses, opinions and conclusions." This requirement would not be met if you performed appraisal procedures but did not summarize those procedures in the report. The client and intended users of the report might indeed be misled or confused if discussion of an important part of the appraisal process was omitted from the report and yet that part of process was relief upon.

You should discuss the assignment further with the client and find out why the client wants you to omit the cost approach yet doesn't want a Limited Appraisal. Perhaps there is some misunderstanding on his part about the concept of departure.

March 1999

Question #1

a) Jim, an independent contractor, works for my appraisal company on a regular basis. I have always kept all appraisal file documentation (including hard copies of appraisal reports, field notes, drawings, etc.) at my office. Now Jim wants to keep the files relating to his work in his own possession. Under USPAP, which appraiser should keep the workfile?

b) Is the Record Keeping section of the Ethics upheld if an institutionally-employed appraiser ensures that his organization retains copies of his appraisal work for five years? Or, must the appraiser also maintain a personal file of all work performed?

c) A client's attorney requested that I supply all of my files/records regarding an assignment. Can I do this and still be in compliance

with the record keeping requirements for USPAP? Also, what must I retain in my files as proof that the files are now the responsibility of the attorney? Will a simple letter from the client be sufficient?

Answer

According to USPAP, the *appraiser*, not the appraiser's employer or client, is ultimately responsible for the retention of the workfile for the prescribed period. (See Record Keeping section of the Ethics Rule). An appraiser who is employed by, or works in conjunction with, another party must make arrangements with that party to protect and preserve the workfile, and to allow the appraiser to make the workfile available to other parties (e.g., state appraiser regulatory agencies) when required by due process of law.

The ASB recognizes that there are a number of ways an appraiser who works for or with another party can ensure that files are retained so that the appraiser can have access to the files to meet the requirements of USPAP's Ethics Rule. For example, an appraiser and his employer or colleague may agree that the files will remain in the employer's or colleague's custody for the duration of the requisite retention period and that the appraiser will have access to those files, if needed.

USPAP does not dictate the form or format of workfile documentation. It is not necessary to include original documents in the file; photocopies and electronic files are acceptable as "true copies." Because there have been cases where employers and others have denied appraisers access to workfiles, an appraiser may wish to make and retain copies of workfiles. However, USPAP does not address any specific manner by which an employer or contractor and appraiser should handle record retention. This is a business matter which should be arranged in the context of the employer- or contractor-appraiser relationship.

By the same token, provision of the workfile to a duly authorized party, such as a client's attorney could be, is permitted by USPAP. However,

this does not relieve the appraiser of the responsibility for that workfile. At no time may an appraiser abdicate his or her responsibility for a workfile. Therefore, when an appraiser relinquishes possession of a file to a client or the client's representative, the appraiser should retain either a copy of the workfile or written reference to an agreement with the client that the appraiser will have access to the workfile if the need arises.

Question #2

An appraiser included a building sketch with area calculations in his appraisal report. The review appraiser verified these calculations, and co-signed the appraisal report. A subsequent field review by an investigating member of a professional appraisal practice committee proved the measurements to be incorrect. The calculations in the appraisal report were correct, based on the incorrect measurements. Is the review appraiser responsible for the incorrect measurements?

Answer

The answer is "yes." Whenever an appraiser signs an appraisal report, that appraiser takes full responsibility for the report, regardless of how the appraiser labels himself. Standards Rule 2-5, from which departure is not permitted, states: *"An appraiser who signs a real property appraisal report prepared by another in any capacity accepts full responsibility for the appraisal and the contents of the appraisal report. Comment: An appraiser acting as an employer or supervisor signing a report of an employee or subcontractor is as responsible as the individual preparing the appraisal for the content and conclusions of the appraisal and the report. Using a conditional label next to the signature of the employer or supervisor does not exempt that individual from adherence to these Standards..."*

In addition, Standard Rule 2-3 also requires that a signed certification be part of any written real property appraisal report, and that the certification include the name of each

individual who provided "significant professional assistance" in preparing the appraisal.

The issue of a review appraiser signing an appraisal report is addressed by the comment to Standard 3: *"...Reviewing is a distinctly different function from that addressed in Standards Rule 2-5. In accordance with Standards Rule 2-5, any appraiser who signs the appraisal report accepts full responsibility for the appraisal and the appraisal report. To avoid confusion between these two functions, review appraisers should not sign the report under review unless they intend to take the responsibility of a co-signer."*

Question #3

I know of appraisers who consistently conclude that the market value of any property they appraise is equal to the contract sale price. In doing so, they facilitate sales and financing of sales -- which is apparently what keeps their clients happy.

Is this a violation of USPAP?

Answer

A contract sale price can be a good indicator of a property's market value, and it may be logical and reasonable for the appraiser to conclude that they are the same. However, this is not always the case. In some situations, a contract price will exceed what is typical in a market and, in other situations, a contract price will be less than what is typical. A contract sale price, while a significant piece of market data, must not become a target in an appraisal assignment. Rather, competent analysis of relevant and credible market data must be the appraiser's basis for a market value conclusion.

If an appraiser consistently concludes that the contract sale price of any property they appraise equals market value, particularly when a competent analysis of credible market data indicated otherwise, the appraiser's impartiality, objectivity and independence appear to have been compromised. The Ethics Rule of USPAP clearly prohibits such a

practice. The Conduct section of the Ethics Rule states, in part: *"An appraiser must perform assignments with impartiality, objectivity, and independence and without accommodation of personal interests. An appraiser must not accept an assignment that includes the reporting of predetermined opinions and conclusions."*

An appraiser must not communicate assignment results in a misleading or fraudulent manner. An appraiser must not use or communicate a misleading or fraudulent report or knowingly permit an employee or other person to communicate a misleading or fraudulent report."

An appraiser must develop an opinion of market value impartially and objectively. An appraiser who selects only data that complements a contract sale price or analyzes data in a manner to purposefully support a contract sale price violates the Ethics Rule.

April 1999

Question #1:

I heard the Appraisal Standards Board made changes to Standard 1 in the new USPAP that is effective March 31, 1999. Did they add any Binding Requirements?

Answer

Yes, Standard Rule 1-2 now contains Binding Requirements. Departure is not permitted from this rule in the new USPAP. This Standard Rule has been changed to include those items that must be identified in every real property appraisal assignment. All real property appraisers should review the changes carefully to comply with the new rules. The following is a list of the items that must be identified in every assignment.

In developing a real property appraisal, an appraiser must:

(a) identify the client and other intended users;

(b) identify the intended use of the appraiser's opinions and conclusions;

(c) identify the purpose of the assignment, including the type and definition of the value to be developed; and, if the value opinion to be

developed is market value, ascertain whether the value is to be the most probable price:

- (i) in terms of cash; or
- (ii) in terms of financial arrangements equivalent to cash; or
- (iii) in other precisely defined terms; and

- (iv) if the opinion of value is to be based on submarket financing or financing with unusual conditions or incentives, the terms of such financing must be clearly identified and the appraiser's opinion of their contributions to or negative influence on value must be developed by analysis of relevant market data.

- (d) identify the effective date of the appraiser's opinions and conclusions;

- (e) identify the characteristics of the property that are relevant to the purpose and intended use of the appraisal, including:

- (i) its location and physical, legal, and economic attributes;

- (ii) the real property interest to be valued;

- (iii) any personal property, trade fixtures, or intangible items that are not real property but are included in the appraisal;

- (iv) any known easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations, special assessments, ordinances, or other items of a similar nature; and

- (v) whether the subject property is a fractional interest, physical segment, or partial holding.

- (f) identify the scope of work necessary to complete the assignment;

- (g) identify any extraordinary assumptions necessary in the assignment;

- (h) identify any hypothetical conditions necessary in the assignment.

Appraisers are encouraged to read the comments relating to the above rules to ensure that they have an adequate understanding of the requirements. The ASB will respond to questions on the above changes. Please send your questions to The Appraisal Foundation.

Question #2

Did the Appraisal Standards Board make any changes to the Appraiser's Certification in Standard Rule 2-3?

Answer

Yes, Standards Rule 2-3 has been changed. There are new certification items that need to be included in all real property appraisal reports that are performed in accordance with the USPAP. Appraisers are required to include a signed certification in all of their reports that is similar in content to the items specified in Standards Rule 2-3. The following list contains the new certification described in the rule. Bold text indicates the changes in the 1999 USPAP.

I certify that, to the best of my knowledge and belief:

- the statements of fact contained in this report are true and correct,

- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, **impartial**, and unbiased professional analyses, opinions, and conclusions.

- I have no (or the specified) present or prospective interest in the property that is the subject of this report, and no (or the specified) personal interest with respect to the parties involved.

- **I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.**

- **my engagement in this assignment was not contingent upon developing or reporting predetermined results.**

- my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event **directly related to the intended use of this appraisal.**

--my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

- I have (or have not) made a personal inspection of the property that is the subject of this report. (If more than one person signs the report, this certification must clearly specify which individuals did and which individuals did not make a personal inspection of the appraised property.)

- no one provided significant professional assistance to the person signing this report. (If there are exceptions, the name of each individual providing significant professional assistance must be stated.)

Question #3

What should I do if my appraisal form software does not include the changes that become effective March 31, 1999?

Answer

In the previous versions as well as in the new version of USPAP appraisers have been required to supplement an appraisal form when the form lacks what USPAP requires. In the 1999 USPAP the reference for this requirement can be found in the comment to Standard Rule 2-2. The specific text reads as follows:

"The report content and level of information requirements set forth in this Standard are minimums for each type of report. An appraiser must supplement a report form, when necessary, to ensure that any intended user of the appraisal is not misled and that the report complies with the applicable content requirements set forth in this Standards Rule."

Appraisers should take the appropriate steps to ensure that their reports comply with the changes in the new USPAP effective March 31, 1999.

This communication by the Appraisal Standards Board (ASB) does not establish new standards or interpret existing standards. The ASB USPAP Q&A is issued to state and territory appraisal regulators to inform all states and territories of the ASB responses to questions raised by

regulators and individuals; to illustrate the applicability of the Uniform Standards of Professional Appraisal Practice (USPAP) in specific situations; and to offer advice from the ASB for the resolution of appraisal issues and problems. The ASB USPAP Q&A do not constitute a legal opinion of the ASB.

USPAP Requirement

All licensees are required to take the USPAP course within the five-year period after January 1, 1994, pursuant to Rule 1255-4-.01(2). Any licensee who was licensed or certified prior to January 1994 and did not take the course during the 1994-1998 period will be assessed a civil penalty of \$100. The course must be taken again within the five-year period from the last date you took the course.

Complaints

Policy #17 states that, "Generally, all complaints considered by the Commission should be made in writing and should be signed by the complainant. The Commission may consider, however, anonymous complaints provided they are filed by credible sources (such as, but not limited to, review appraisers or present or past Commission members) and are accompanied by information which may be relied upon as a factual basis for the complaint. Such information may include a copy of the subject report along with comments indicating the specific areas in which violations are noted. Complaints of this type should also be made in writing."

Some complaints are being received anonymously with insufficient supporting evidence of any wrongdoing. It is cost prohibitive for this Commission to send each complaint to an investigator. If submitting a complaint, please submit detailed information or include your name so we may notify you for additional information. Complaints

received in the Commission office are public record, and the licensee will be notified of the complainant's identity.

The complaint process is, at times, lengthy so please be patient if you have filed a complaint or have a complaint filed against you. The Commission member who initially reviews a complaint will assist the staff attorney in making an initial determination as to the severity of any violation. If the complaint has merit and any noted violation is minor in nature (suspension, downgrade or revocation may not be contemplated), and informal conference may be convened. Pursuant to the Uniform Administrative Procedures Act, suspension, downgrade, revocation, or civil penalties may not be ordered after an informal conference unless agreed to by the Respondent. All Respondents attending an informal conference are advised of their rights in the matter prior to participating in the conference. The Commission may direct any lesser disposition, including closure, dismissal or letters of instruction, caution, warning, or reprimand.

Continuing Education

Any licensee who renews this year will be required to submit only **20 hours** of continuing education. **Renewals which occur January 1, 2000, or after will require 28 hours.** Please be sure that the course you took has prior approval from the Commission. Individual course approval can be gained by submitting the appropriate form with a \$25 fee. This approval request should be submitted no later than four months prior to your expiration date.

Please do not send in any continuing education credit until you receive your renewal form. We are unable to document that information into the computer until your renewal form is sent out. We will also then check for the USPAP requirement. Any individual who did not take the

Standards within the required 5-year period will be assessed the \$100 civil penalty.

The renewal fee, late fees, or address change fees sent with renewals should be sent in the enclosed addressed envelope along with the bottom portion of the renewal form. All continuing education should come to the Commission office.

Address Change

All address changes must be made within 30 days of the change. Failure to follow this procedure could result in a civil penalty of \$100-\$1000 as stipulated in Rule 1255-5-.02. Address changes for licensees must include the \$25 fee.

Trainees should also be advised that any address or sponsor changes should be made within a 30-day period after the change. There is no fee for these changes.

Trainee Program

Registration

Effective July 1, 1997, all beginning trainees are required to register with the Commission. Any trainee working prior to that time is not required to register, but they cannot go on property inspections alone.

Property Inspections

A trainee who has a current registration with the Commission may go on property inspections alone if the sponsor deems that the trainee has the competency to do so. Of course, this prerogative may vary by property type. The sponsor is responsible for all reports.

Experience Credit

For an applicant to obtain experience credit for an appraisal, it

must be noted in the report that the applicant provided significant professional assistance. This should be noted in the certification by the appraiser(s) in accordance with the Uniform Standards of Professional Appraisal Practice.

Applicants must complete at least 50% of the work associated with an appraisal to obtain credit for the report. The trainee must sign the report and clearly be identified as a trainee. It will be acceptable for the applicant to cross out the word "appraiser" on any form report and replace it with the term "trainee" or "Registered Trainee" as applicable. A Registered Trainee should also include his or her registration number.

All appraisal reports must be signed by a licensed or certified real estate appraiser. All persons signing a report accept full responsibility for its contents.

Education

It is important that trainees take Commission approved **qualifying education** to go toward licensure or certification. The course must be at least 15 hours in length and tested but also be approved by this Commission as qualifying education. No continuing education is required for trainees but some courses may be helpful in conducting specific types of reports. Sponsors should be certain that their trainees are being taught the correct methods of appraising.

Address or Sponsor Change

Notification should be received in this office within thirty (30) days of an address or sponsor change.

Inactive Licensees

A licensee may place his or her license or certificate in an inactive status by submitting the correct form

accompanied by the \$25 fee. If it is the licensee's renewal date, a \$100 renewal fee must be paid. If the licensee wishes to reactivate the license or certificate within that same renewal period, the following must be received: 1) the remaining \$100 renewal fee, 2) the \$50 federal registry fee, 3) the \$25 application fee to reactivate the license or certificate, 4) proof of appropriate and approved continuing education for the current renewal period, and 5) proof of having completed a USPAP course within the preceding five years. If the reactivation occurs at the next renewal date, then the full renewal fee will be required in addition to the application fee and proof of continuing education and Standards.

Inactive licensees cannot conduct any appraisals while on inactive status. These individuals will receive copies of the newsletter, law book, and other pertinent information regarding the Commission.

New Policy Statements

The following have been adopted as policy statements by the Commission.

Policy No. 18. Each registered trainee must notify the Commission in writing of any change of address, employment, or of the person serving as the supervising certified appraiser, within thirty (30) days of such change. Trainee sponsors are encouraged to notify the Commission, in writing, if a trainee is no longer under their supervision.

Policy No. 19. Pursuant to the Uniform Standards of Professional Appraisal Practice, Ethics Rule, adopted by the Tennessee Real Estate Appraiser Commission (Rule 1255-5-.01 [UNIFORM STANDARDS OF APPRAISAL PRACTICE]), a real estate appraiser must perform all assignments with impartiality, objectivity, and independence, and

without accommodation of personal interests.

In furtherance of this requirement, when in public service as a member of the Tennessee Real Estate Appraiser Commission, the Commission member shall not participate in considerations or actions with respect to services provided by the Commission member, or a member of his or her firm, in private professional practices, nor shall the Commission member review or otherwise participate in considerations or actions with respect to services provided for any TDOT action if the Commission member has or intends to provide appraisal services in connection with such action.

Disciplinary Action

November 1998

Janice Nabors, CR-360
Bartlett, TN

Violations: T.C.A. 62-39-326(4) (5),
and Rule 1255-5-.01

Agreed Order: Revocation of certificate

March 1999

Chris Weatherly, CR-796
Lexington, TN

Violations: T.C.A. 62-29-326(4),(5)
and Rule 1255-5-.01

Agreed Order: Downgrade to certified
residential and pay \$4000 civil penalty

Joseph Ramirez, II
Chattanooga, TN

Violations: T.C.A. 62-39-329

Consent Order: 15-hour USPAP course
and 30-hour Procedures course

May 1999

W. Wayne Boykin, CR-1315
Lebanon, TN

Violations: T.C.A. 62-39-329

Consent Order: Civil Penalty of \$2,000
and Letter of Warning

Tennessee Real Estate Appraiser Commission
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Tennessee Real Estate Appraiser Commission

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RENEE CRAWFORD, LICENSING TECHNICIAN

**COMMISSION MEETING DATES FOR
1999**

AUGUST	ROOM 160
SEPTEMBER 20	ROOM 160
OCTOBER 18	ROOM 160
NOVEMBER 15	ROOM 160
DECEMBER 13	ROOM 160

Unless otherwise noted, these meetings are scheduled to be held at 500 James Robertson Parkway, Nashville. Meeting starts at 9:00 A.M. The public is invited to attend. Please call the Commission to verify the above information before attending a meeting. Meetings are subject to cancellation upon agreement by the Commission.

The Tennessee Department of Commerce and Insurance is committed to principles of equal opportunity, equal access, and affirmative action." Contact the EEO Coordinator or ADA Coordinator (615) 741-7190 (TDD)."

TENNESSEE DEPARTMENT OF
COMMERCE AND INSURANCE
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